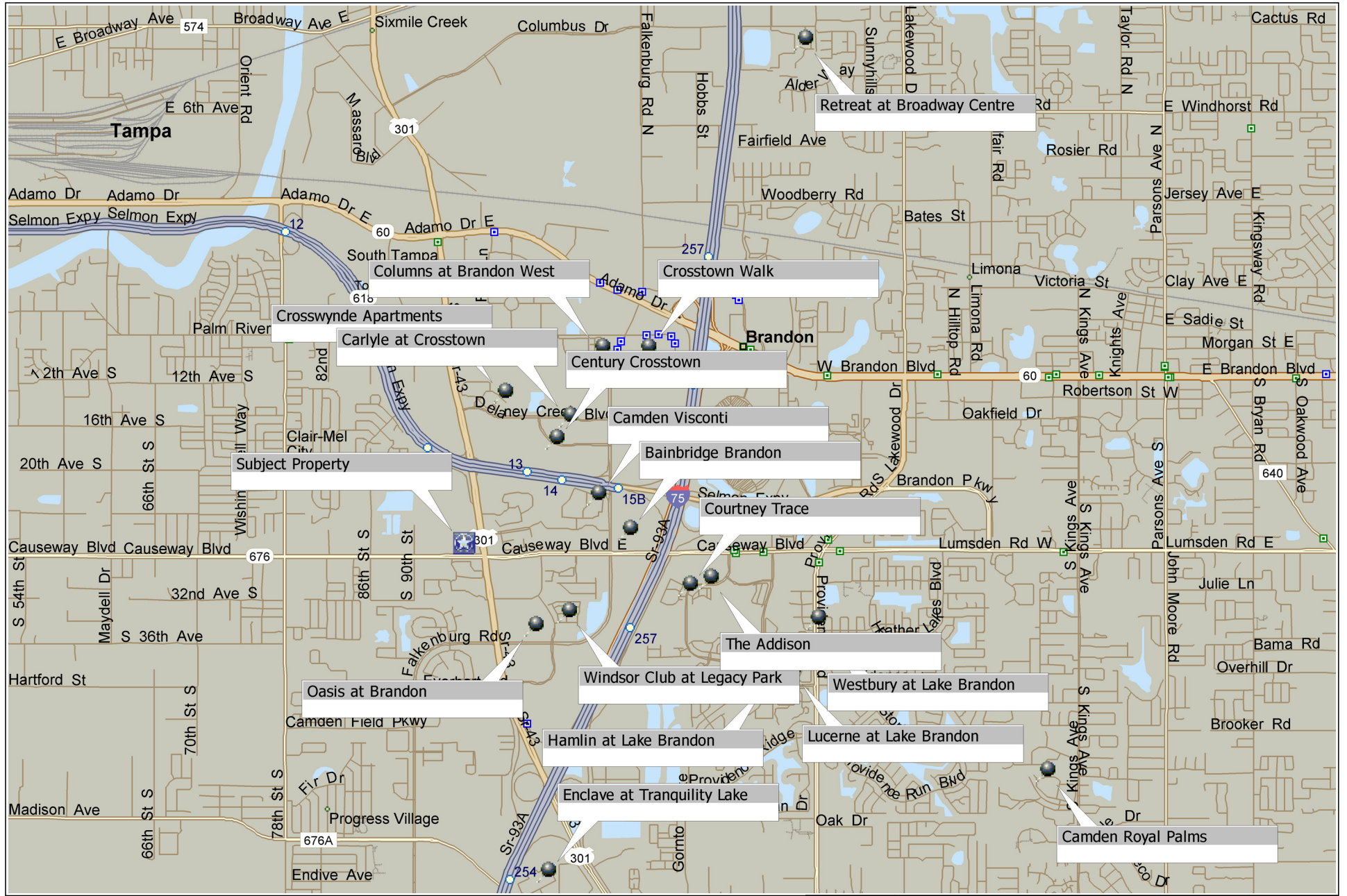


# Brandon - Rent Comp Map



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## BRANDON - RENT COMPARABLE SUMMARY

PROPERTY	BUILT	UNITS	AVG RENT	AVG SF	\$ PSF	OCCUPANCY
Century Crosstown	2013	344	\$1,362	1,018	\$1.34	99%
Crosstown Walk	2014	342	\$1,309	981	\$1.33	95%
Carlyle at Crosstown	2009	300	\$1,379	1,035	\$1.33	98%
Bainbridge Brandon	2015	256	\$1,423	1,072	\$1.33	98%
Camden Royal Palms	2006	352	\$1,306	1,024	\$1.28	97%
Oasis at Brandon	2015	310	\$1,324	1,051	\$1.26	95%
Camden Visconti	2007	450	\$1,367	1,125	\$1.22	96%
Courtney Trace	2008	288	\$1,187	979	\$1.21	95%
Enclave at Tranquility Lake	2009	348	\$1,155	987	\$1.17	95%
Retreat at Broadway Centre	2005	352	\$1,286	1,105	\$1.16	96%
Addison, The	2008	167	\$1,295	1,139	\$1.14	95%
Windsor Club at Legacy Park	2005	372	\$1,300	1,148	\$1.13	98%
Columns at Brandon West	2001	324	\$1,177	1,055	\$1.12	93%
Westbury at Lake Brandon	2001	366	\$1,044	987	\$1.06	94%
Lucerne	2001	276	\$1,141	1,086	\$1.05	91%
Crosswynde	2001	242	\$1,134	1,082	\$1.05	94%
Hamlin at Lake Brandon	2003	360	\$1,151	1,131	\$1.02	98%
<b>Total / Average</b>		<b>5,449</b>	<b>\$1,256</b>	<b>1,058</b>	<b>\$1.19</b>	<b>96%</b>

Sorted by PSF



**256 Units**

10440 Sanderling Shores Drive

Tampa, FL 33619

(813) 605-5530

**Completed Date**

November, 2015

**Improvement Rating**

B+

**Location Rating**

B

**Occupancy**

98.4%

**Prior Names**

Axis Brandon

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Clubhouse, 1 Swimming Pools, Rental Office - Stand Alone,

**Parking** - Total Parking - 640 Spaces, Parking Type - Grade Level, **Functional Characteristics** - Private Balcony/Patio, Construction Type - Frame,

**Other Factor** - Major Street Exposure - Falkenburg Road,

**Apartment Interior Amenities** - Internet Access, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	26.56%	68	791	53,788	\$1,255	\$1.59
Two Bedroom/Two Bath	64.06%	164	1,144	187,640	\$1,453	\$1.27
Three Bedroom/Two Bath	9.38%	24	1,378	33,072	\$1,700	\$1.23
<b>Total/Average</b>	<b>100%</b>	<b>256</b>	<b>1,072</b>	<b>274,500</b>	<b>\$1,423</b>	<b>\$1.33</b>

Source: Occupancy data derived from USPS records

## Addison, The



**167 Units**

2516 Annapolis Way

Brandon, FL 33511

(813) 681-7200

**Completed Date**

January, 2008

**Improvement Rating**

A-

**Location Rating**

B

**Occupancy**

95.2%

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Clubhouse, 1 Swimming Pools, Rental Office - Stand Alone,

**Parking** - Total Parking - 290 Spaces, Partial Covered Parking, Parking Type - Grade Level,

**Functional Characteristics** - Private Balcony/Patio, Outside Storage Yes, Construction Type - Frame,

**Other Factor** - View - Man-Made Lake,

**Apartment Interior Amenities** - Internet Access, Optional Monitored Security, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	26.95%	45	896	40,305	\$1,141	\$1.27
Two Bedroom/Two Bath	56.89%	95	1,166	110,745	\$1,320	\$1.13
Two Bedroom/Townhouse/Two and One Half Bath	7.19%	12	1,570	18,840	\$1,481	\$0.94
Three Bedroom/Two Bath	8.98%	15	1,354	20,310	\$1,451	\$1.07
<b>Total/Average</b>	<b>100%</b>	<b>167</b>	<b>1,139</b>	<b>190,200</b>	<b>\$1,295</b>	<b>\$1.14</b>

Source: Occupancy data derived from USPS records

## Camden Royal Palms



**352 Units**

826 Milano Circle

Brandon, FL 33511

(813) 689-8484

**Completed Date**

May, 2006

**Improvement Rating**

A-

**Location Rating**

B

**Occupancy**

97.4%

**Prior Names**

Pointe at Kings Avenue, The

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Play Ground, 1 Swimming Pools, 1 Spa, Rental Office - Stand Alone,

**Parking** - Total Parking - 700 Spaces, Parking Type - Grade Level,

**Functional Characteristics** - Private Balcony/Patio, Outside Storage, Construction Type - Frame,

**Apartment Interior Amenities** - Internet Access, Normal Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	25.00%	88	781	68,760	\$1,147	\$1.47
Two Bedroom/Two Bath	54.55%	192	1,037	199,188	\$1,267	\$1.22
Three Bedroom/Two Bath	20.45%	72	1,286	92,604	\$1,606	\$1.25
<b>Total/Average</b>	<b>100%</b>	<b>352</b>	<b>1,024</b>	<b>360,552</b>	<b>\$1,306</b>	<b>\$1.28</b>

Source: Occupancy data derived from USPS records



## Camden Visconti



**450 Units**

2302 Visconti Blvd

Tampa, FL 33619

(813) 626-1212

**Completed Date**

January, 2007

**Improvement Rating**

A-

**Location Rating**

B

**Occupancy**

96.0%

**Prior Names**

Estates at Tuscany Ridge, The

**Common Area Amenities** - Controlled Access, Fitness Center, Clubhouse, Tennis Court, Volleyball Court, Play Ground, 1 Swimming Pools, Rental Office - Stand Alone,

**Parking** - Total Parking - 960 Spaces, Parking Type - Grade Level,

**Functional Characteristics** - Private Balcony/Patio, Outside Storage Yes,

**Apartment Interior Amenities** - Internet Access, Normal Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	21.33%	96	805	77,280	\$1,069	\$1.33
Two Bedroom/Two Bath	52.00%	234	1,141	266,988	\$1,345	\$1.18
Three Bedroom/Two Bath	26.67%	120	1,350	162,000	\$1,649	\$1.22
<b>Total/Average</b>	<b>100%</b>	<b>450</b>	<b>1,125</b>	<b>506,268</b>	<b>\$1,367</b>	<b>\$1.22</b>

Source: Occupancy data derived from USPS records

## Carlyle at Crosstown



**300 Units**

1820 Crosstown Club Place

Tampa, FL 33619

(813) 630-5600

**Completed Date**

December, 2009

**Improvement Rating**

A

**Location Rating**

B

**Occupancy**

98.3%

### Prior Names

Circle at Crosstown  
Oaks at Crosstown, The

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Clubhouse, Play Ground, 1 Swimming Pools, 1 Spa, Rental Office - Stand Alone,

**Parking** - Total Parking - 618 Spaces, Parking Type - Grade Level,

**Functional Characteristics** - Private Balcony/Patio, Construction Type - Reinforced Concrete,

**Other Factor** - View - Man-Made Lake,

**Apartment Interior Amenities** - Internet Access, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	38.67%	116	874	101,400	\$1,246	\$1.43
One Bedroom/One and One Half Bath	4.00%	12	1,175	14,100	\$1,350	\$1.15
Two Bedroom/Two and One Half Bath	2.00%	6	1,653	9,918	\$1,600	\$0.97
Two Bedroom/Two Bath	49.33%	148	1,083	160,332	\$1,442	\$1.33
Three Bedroom/Two Bath	6.00%	18	1,372	24,696	\$1,665	\$1.21
<b>Total/Average</b>	<b>100%</b>	<b>300</b>	<b>1,035</b>	<b>310,446</b>	<b>\$1,379</b>	<b>\$1.33</b>

Source: Occupancy data derived from USPS records

## Century Crosstown



**344 Units**

9712 Bosque Creek Circle

Tampa, FL 33619

(813) 304-2334

**Completed Date**

October, 2013

**Improvement Rating**

A

**Location Rating**

B

**Occupancy**

99.4%

**Prior Names**

Crescent Crosstown

Circle Crosstown

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Clubhouse, 1 Swimming Pools, Rental Office - Stand Alone,

**Parking** - Total Parking - 551 Spaces, Parking Type - Grade Level,

**Functional Characteristics** - Private Balcony/Patio, Construction Type - Frame,

**Apartment Interior Amenities** - Internet Access, Optional Monitored Security, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	42.44%	146	831	121,306	\$1,231	\$1.48
Two Bedroom/Two Bath	47.09%	162	1,108	179,558	\$1,404	\$1.27
Three Bedroom/Two Bath	10.47%	36	1,372	49,392	\$1,711	\$1.25
<b>Total/Average</b>	<b>100%</b>	<b>344</b>	<b>1,018</b>	<b>350,256</b>	<b>\$1,362</b>	<b>\$1.34</b>

Source: Occupancy data derived from USPS records



## Columns at Brandon West, The



**324 Units**

10011 Balaye Run Drive

Tampa, FL 33619

(813) 622-8224

**Completed Date**

January, 2001

**Improvement Rating**

A-

**Location Rating**

B

**Occupancy**

92.6%

**Prior Names**

Balaye

**Common Area Amenities** - Controlled Access, One Laundry Facilities, Fitness Center, Business Center, Clubhouse, Volleyball Court, Play Ground, 1 Swimming Pools, 1 Spa, Rental Office - Stand Alone,

**Parking** - Total Parking - 800 Spaces, Carports,

**Functional Characteristics** - Private Balcony/Patio, Construction Type - Frame,

**Other Factor** - View - Two Man-Made Lakes,

**Apartment Interior Amenities** - Internet Access, Optional Monitored Security, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	44.44%	144	842	121,176	\$1,032	\$1.23
Two Bedroom/Two Bath	44.44%	144	1,168	168,228	\$1,280	\$1.10
Three Bedroom/Two Bath	11.11%	36	1,453	52,308	\$1,353	\$0.93
<b>Total/Average</b>	<b>100%</b>	<b>324</b>	<b>1,055</b>	<b>341,712</b>	<b>\$1,177</b>	<b>\$1.12</b>

Source: Occupancy data derived from USPS records

## Courtney Trace



**288 Units**

1131 Courtney Trace Drive

Brandon, FL 33511

(813) 662-5566

**Completed Date**

January, 2008

**Improvement Rating**

A

**Location Rating**

B

**Occupancy**

94.8%

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Clubhouse, 1 Swimming Pools, Rental Office - Stand Alone,

**Parking** - Total Parking - 432 Spaces, Parking Type - Grade Level,

**Functional Characteristics** - Private Balcony/Patio,

**Other Factor** - View - Man-Made Lake,

**Apartment Interior Amenities** - Internet Access, Optional Monitored Security, Normal Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	37.50%	108	801	86,500	\$1,050	\$1.31
Two Bedroom/Two Bath	51.39%	148	1,059	156,800	\$1,244	\$1.17
Three Bedroom/Two Bath	11.11%	32	1,210	38,720	\$1,392	\$1.15
<b>Total/Average</b>	<b>100%</b>	<b>288</b>	<b>979</b>	<b>282,020</b>	<b>\$1,187</b>	<b>\$1.21</b>

Source: Occupancy data derived from USPS records

## Crosstown Walk



**342 Units**

10151 Iris Crosstown Drive

Tampa, FL 33619

(813) 664-8500

**Completed Date**

October, 2014

**Improvement Rating**

A-

**Location Rating**

B

**Occupancy**

95.0%

**Prior Names**

Iris at Crosstown, The

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Clubhouse, 1 Swimming Pools, Rental Office - Stand Alone,

**Parking** - Total Parking - 550 Spaces, Parking Type - Grade Level,

**Functional Characteristics** - Private Balcony/Patio, Outside Storage, Construction Type - Frame,

**Other Factor** - View - Man-Made Lake,

**Apartment Interior Amenities** - Internet Access, Optional Monitored Security, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	40.35%	138	768	106,020	\$1,119	\$1.46
Two Bedroom/Two Bath	52.63%	180	1,089	195,984	\$1,406	\$1.29
Three Bedroom/Two Bath	7.02%	24	1,391	33,384	\$1,688	\$1.21
<b>Total/Average</b>	<b>100%</b>	<b>342</b>	<b>981</b>	<b>335,388</b>	<b>\$1,309</b>	<b>\$1.34</b>

Source: Occupancy data derived from USPS records

## Crosswynde



**242 Units**

1502 Marsh Cove Court

Tampa, FL 33619

(813) 621-5319

**Completed Date**

January, 2001

**Improvement Rating**

A-

**Location Rating**

B

**Occupancy**

94.2%

**Common Area Amenities** - One Laundry Facilities, Fitness Center, Business Center, Clubhouse, Tennis Court, Volleyball Court, Play Ground, 1 Swimming Pools, Rental Office - Stand Alone,  
**Parking** - Total Parking - 800 Spaces, Parking Type - Grade Level,  
**Functional Characteristics** - Private Balcony/Patio, Outside Storage, Construction Type - Frame,  
**Other Factor** - View - Two Man-Made Lakes,  
**Apartment Interior Amenities** - Internet Access, Side by Side Washer/Dryers, Included Monitored Security, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	32.64%	79	780	61,614	\$1,013	\$1.30
Two Bedroom/Two Bath	54.13%	131	1,171	153,348	\$1,149	\$0.98
Three Bedroom/Two Bath	13.22%	32	1,465	46,880	\$1,378	\$0.94
<b>Total/Average</b>	<b>100%</b>	<b>242</b>	<b>1,082</b>	<b>261,842</b>	<b>\$1,134</b>	<b>\$1.05</b>

Source: Occupancy data derived from USPS records

## Enclave at Tranquility Lake, The



**348 Units**

9707 Tranquility Lake Circle

Riverview, FL 33578

(813) 626-8292

**Completed Date**

November, 2009

**Improvement Rating**

A-

**Location Rating**

B

**Occupancy**

95.1%

**Prior Names**

Tranquility Lake

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Clubhouse, Volleyball Court, Play Ground, 1 Swimming Pools, Rental Office - Stand Alone,

**Parking** - Total Parking - 779 Spaces, Partial Covered Parking Is Available For An Additional \$35 Per Month, Parking Type - Grade Level,

**Functional Characteristics** - Private Balcony/Patio, Construction Type - Frame,

**Other Factor** - Lake Frontage - Tranquility Lake, View - Man-Made Lake,

**Apartment Interior Amenities** - Internet Access, Included Monitored Security, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	25.29%	88	749	65,944	\$994	\$1.33
One Bedroom/Den/One Bath	11.49%	40	882	35,296	\$1,097	\$1.24
Two Bedroom/Two Bath	41.38%	144	1,054	151,776	\$1,195	\$1.13
Two Bedroom/Den/Two Bath	10.34%	36	1,135	40,860	\$1,134	\$1.00
Three Bedroom/Two Bath	8.62%	30	1,223	36,690	\$1,456	\$1.19
Three Bedroom/Den/Two Bath	2.87%	10	1,304	13,040	\$1,430	\$1.10
<b>Total/Average</b>	<b>100%</b>	<b>348</b>	<b>987</b>	<b>343,606</b>	<b>\$1,155</b>	<b>\$1.17</b>

Source: Occupancy data derived from USPS records



## Hamlin at Lake Brandon



**360 Units**

1508 Ladora Drive

Brandon, FL 33511

(813) 651-4003

**Completed Date**

January, 2003

**Improvement Rating**

A

**Location Rating**

B

**Occupancy**

97.5%

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Clubhouse, Tennis Court, Play Ground, 2 Swimming Pools, 1 Spa, Rental Office - Stand Alone,  
**Parking** - Total Parking - 700 Spaces, Parking Type - Grade Level,  
**Functional Characteristics** - Private Balcony/Patio, Outside Storage, Construction Type - Frame,  
**Other Factor** - View - Man-Made Lake,  
**Apartment Interior Amenities** - Internet Access, Included Monitored Security, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	43.33%	156	858	133,860	\$1,013	\$1.18
Two Bedroom/One Bath	10.00%	36	1,094	39,384	\$1,110	\$1.01
Two Bedroom/Two Bath	37.78%	136	1,363	185,332	\$1,254	\$0.92
Three Bedroom/Two Bath	8.89%	32	1,523	48,736	\$1,435	\$0.94
<b>Total/Average</b>	<b>100%</b>	<b>360</b>	<b>1,131</b>	<b>407,312</b>	<b>\$1,151</b>	<b>\$1.02</b>

Source: Occupancy data derived from USPS records

## Lucerne



**276 Units**

1419 Lake Lucerne Way

Brandon, FL 33511

(813) 661-0061

**Completed Date**

January, 2001

**Improvement Rating**

B+

**Location Rating**

B

**Occupancy**

90.9%

**Common Area Amenities** - Controlled Access, One Laundry Facilities, Fitness Center, Business Center, Clubhouse, Tennis Court, Play Ground, 1 Swimming Pools, 1 Spa, Rental Office - Stand Alone,

**Parking** - Total Parking - 500 Spaces, Parking Type - Grade Level,

**Functional Characteristics** - Private Balcony/Patio, Outside Storage, Construction Type - Frame,

**Other Factor** - View - Man-Made Lake,

**Apartment Interior Amenities** - Internet Access, Optional Monitored Security, Normal Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	34.78%	96	831	79,812	\$1,002	\$1.20
Two Bedroom/One Bath	17.39%	48	1,090	52,320	\$1,119	\$1.03
Two Bedroom/Two Bath	39.13%	108	1,246	134,604	\$1,226	\$0.98
Three Bedroom/Two Bath	8.70%	24	1,377	33,048	\$1,363	\$0.99
<b>Total/Average</b>	<b>100%</b>	<b>276</b>	<b>1,086</b>	<b>299,784</b>	<b>\$1,141</b>	<b>\$1.05</b>

Source: Occupancy data derived from USPS records

## Oasis at Brandon, The



**310 Units**

9503 Oasis Way Blvd

Riverview, FL 33578

(813) 284-0964

**Completed Date**

March, 2015

**Improvement Rating**

A

**Location Rating**

B

**Occupancy**

95.2%

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Clubhouse, 1 Swimming Pools, Rental Office - Stand Alone,

**Parking** - Total Parking - 550 Spaces, Parking Type - Grade Level,  
**Functional Characteristics** - Private Balcony/Patio, Construction Type - Frame,

**Other Factor** - View - Man-Made Lake,

**Apartment Interior Amenities** - Internet Access, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	36.77%	114	851	97,038	\$1,109	\$1.30
Two Bedroom/Den/Two Bath	19.35%	60	1,177	70,620	\$1,496	\$1.27
Two Bedroom/Two Bath	36.13%	112	1,129	126,480	\$1,378	\$1.22
Three Bedroom/Two Bath	7.74%	24	1,323	31,752	\$1,675	\$1.27
<b>Total/Average</b>	<b>100%</b>	<b>310</b>	<b>1,051</b>	<b>325,890</b>	<b>\$1,324</b>	<b>\$1.26</b>

Source: Occupancy data derived from USPS records

## Retreat at Broadway Centre, The



**352 Units**

2648 Bermuda Lake Drive

Brandon, FL 33510

(813) 237-6832

**Completed Date**

January, 2005

**Improvement Rating**

B+

**Location Rating**

B

**Occupancy**

95.7%

**Prior Names**

Bermuda Lake

**Common Area Amenities** - Fitness Center, Business Center, Clubhouse, Play Ground, 1 Swimming Pools, Rental Office - Stand Alone,

**Parking** - Total Parking - 740 Spaces, Parking Type - Grade Level,

**Functional Characteristics** - Private Balcony/Patio, Construction Type - Frame,

**Other Factor** - View - Three Man-Made Lakes,

**Apartment Interior Amenities** - Internet Access, Side by Side Washer/Dryers, Optional Monitored Security, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	31.82%	112	871	97,552	\$1,121	\$1.29
Two Bedroom/Two Bath	52.27%	184	1,165	214,268	\$1,321	\$1.13
Three Bedroom/Two Bath	15.91%	56	1,375	76,972	\$1,505	\$1.09
<b>Total/Average</b>	<b>100%</b>	<b>352</b>	<b>1,105</b>	<b>388,792</b>	<b>\$1,286</b>	<b>\$1.16</b>

Source: Occupancy data derived from USPS records

## Westbury at Lake Brandon



**366 Units**

1210 Westbury Pointe Drive

Brandon, FL 33511

(813) 571-1100

**Completed Date**

January, 2001

**Improvement Rating**

A-

**Location Rating**

B

**Occupancy**

94.0%

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Clubhouse, Play Ground, 1 Swimming Pools, 1 Spa, Rental Office - Stand Alone,

**Parking** - Total Parking - 720 Spaces, Parking Type - Grade Level,  
**Functional Characteristics** - Private Balcony/Patio, Construction Type - Frame,

**Apartment Interior Amenities** - Internet Access, Above Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	33.33%	122	798	97,400	\$895	\$1.12
Two Bedroom/One Bath	8.74%	32	1,001	32,016	\$1,019	\$1.02
Two Bedroom/Two Bath	49.18%	180	1,067	192,060	\$1,098	\$1.03
Three Bedroom/Two Bath	8.74%	32	1,243	39,776	\$1,341	\$1.08
<b>Total/Average</b>	<b>100%</b>	<b>366</b>	<b>987</b>	<b>361,252</b>	<b>\$1,044</b>	<b>\$1.06</b>

Source: Occupancy data derived from USPS records



## Windsor Club at Legacy Park



**372 Units**

9905 Windsor Club Drive

Riverview, FL 33569

(813) 246-4334

**Completed Date**

January, 2005

**Improvement Rating**

A-

**Location Rating**

B

**Occupancy**

98.4%

**Common Area Amenities** - Controlled Access, Fitness Center, Business Center, Clubhouse, Tennis Court, Volleyball Court, Play Ground, 1 Swimming Pools, 1 Spa, Rental Office - Stand Alone,  
**Parking** - Total Parking - 700 Spaces, Parking Type - Grade Level,  
**Functional Characteristics** - Private Balcony/Patio, Outside Storage, Construction Type - Frame,  
**Other Factor** - View - Man-Made Lake,  
**Apartment Interior Amenities** - Internet Access, Partial Fireplaces Available In Select Units, Normal Standard Ceiling Height, Microwave Ovens,

Unit Type Unit Description	% of Total	Unit Count	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	12.90%	48	833	39,960	\$1,117	\$1.34
One Bedroom/Den/One Bath	16.13%	60	1,089	65,340	\$1,252	\$1.15
Two Bedroom/Two Bath	54.84%	204	1,169	238,404	\$1,327	\$1.14
Three Bedroom/Two Bath	16.13%	60	1,390	83,400	\$1,404	\$1.01
<b>Total/Average</b>	<b>100%</b>	<b>372</b>	<b>1,148</b>	<b>427,104</b>	<b>\$1,300</b>	<b>\$1.13</b>

Source: Occupancy data derived from USPS records